

# Dental/Medical Office for Lease

Broker has an Ownership Interest in this Property



**801 N. Wilmot #E-2  
Tucson, Arizona 85711**

**Size:** 3,016 Rentable Sq. Ft.

**Lease Term:** 3 to 5 Years

**Lease Rates:** \$13.50 per Sq. Ft.

**Lease Type:** Modified Gross\*

\*Modified Gross: Tenant pays for taxes, electricity and janitorial services.



Convenient location between two major hospitals (TMC and St. Joe's). Ample parking, with client curb parking, and attractive landscaping. Perfect floor plan for any medical user.

This dental/medical facility was most recently used by an oral surgery practice. The Highest and Best Use is for a General Dentistry Office or an Oral and Maxillofacial Surgery Office.

Suggested other uses for this Property are any Physicians that provide Outpatient Surgical Procedures.

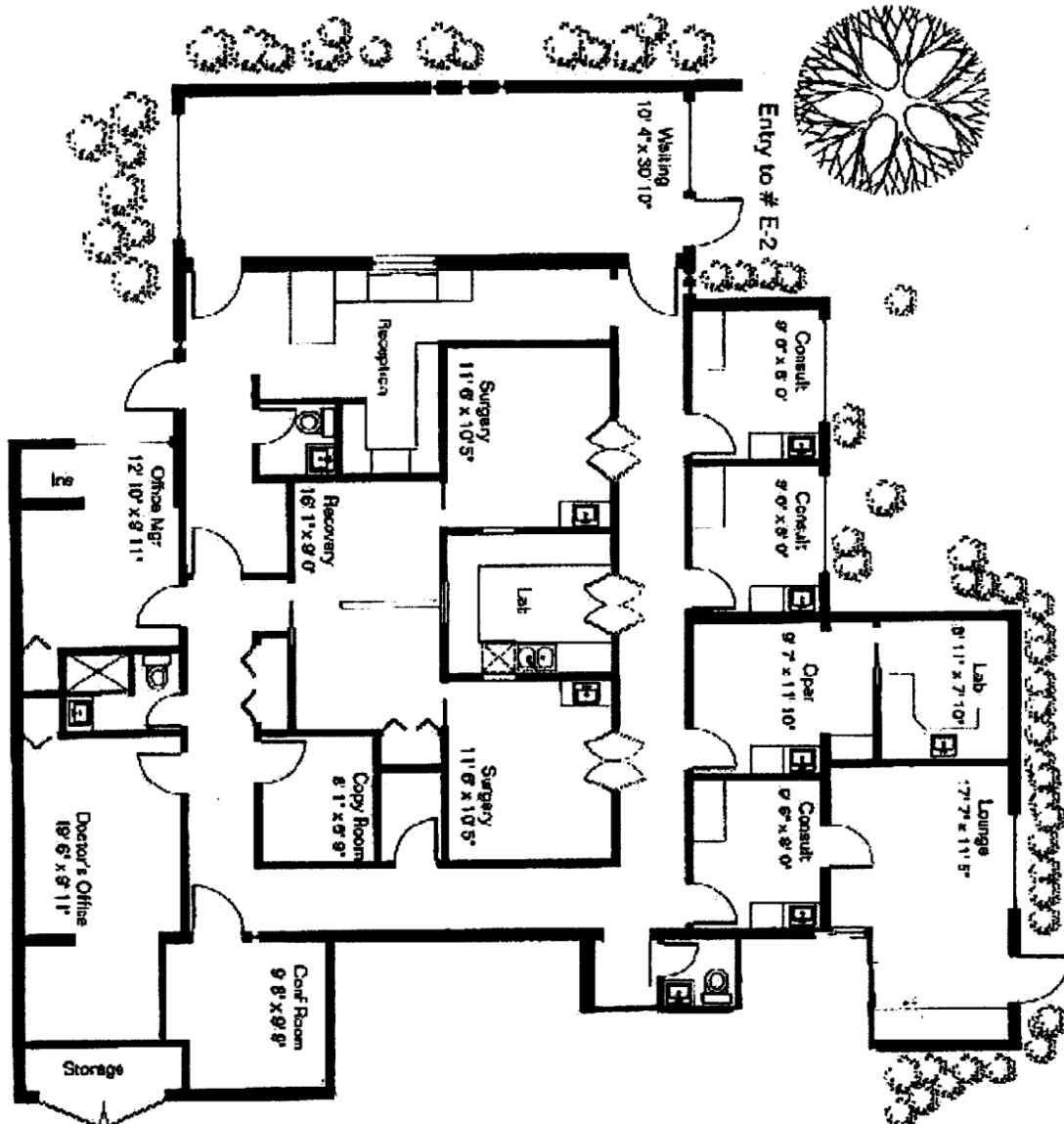
***ABBINANTE & CO.***

5055 E. Broadway, Suite C-214  
Tucson, AZ 85711  
Tel: (520) 750-1132  
Fax: (520) 979-3433

# Floor Plan

## 801 N. Wilmot #E-2

Owners: James Knochel, DDS, and  
Michael C. Abbinante, Real Estate Broker



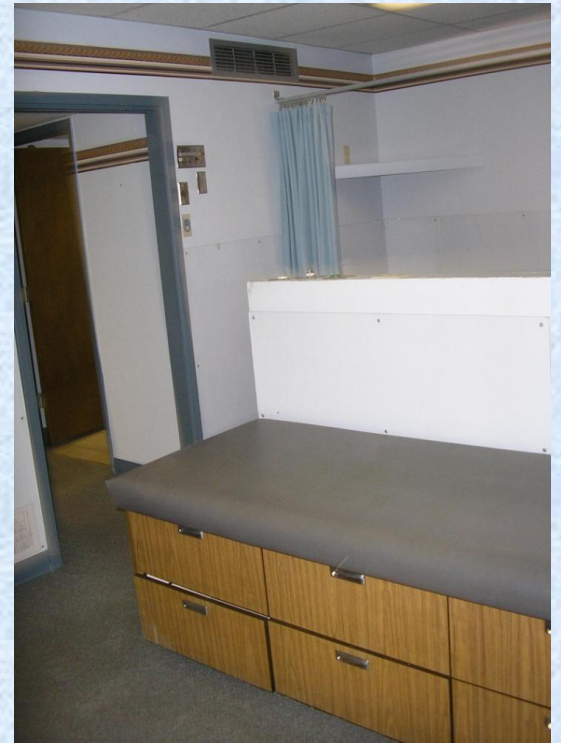
0 ft. 5 ft. 10 ft. 20 ft.



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Lobby



Recovery Room



Treatment Room

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